

INDUSTRIAL FOR SALE

LEOPARD STREET PROPERTY

13142 IH 37, Corpus Christi, TX 78410



SALE PRICE:	\$249,000
PRICE PER UNIT:	-
LOT SIZE:	2.05 Acres
BUILDING SIZE:	0 SF
GRADE LEVEL DOORS	
DOCK HIGH DOORS:	
CEILING HEIGHT:	FT
ZONING:	B-4 With Special Permit

PROPERTY OVERVIEW

2.05 ac fully fenced stabilized caliche pad. On the feeder road with access to IH 37 and Hwy 77. Water and electricity onsite.

PROPERTY FEATURES

- Freeway Frontage
- Close to the Port of Corpus Christi

KW COMMERCIAL
4518 Everhart Road, Ste 101
Corpus Christi, TX 78411

CHARLES MADER
KW Coastal Bend- Commercial- Broker Associate
O: 361.949.8282 X18
C: 361.947.3947
cmader@stx.rr.com
TX #387408

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL FOR SALE

LEOPARD STREET PROPERTY

13142 IH 37, Corpus Christi, TX 78410



KW COMMERCIAL
4518 Everhart Road, Ste 101
Corpus Christi, TX 78411

CHARLES MADER
KW Coastal Bend- Commercial- Broker Associate
O: 361.949.8282 X18
C: 361.947.3947
cmader@stx.rr.com
TX #387408

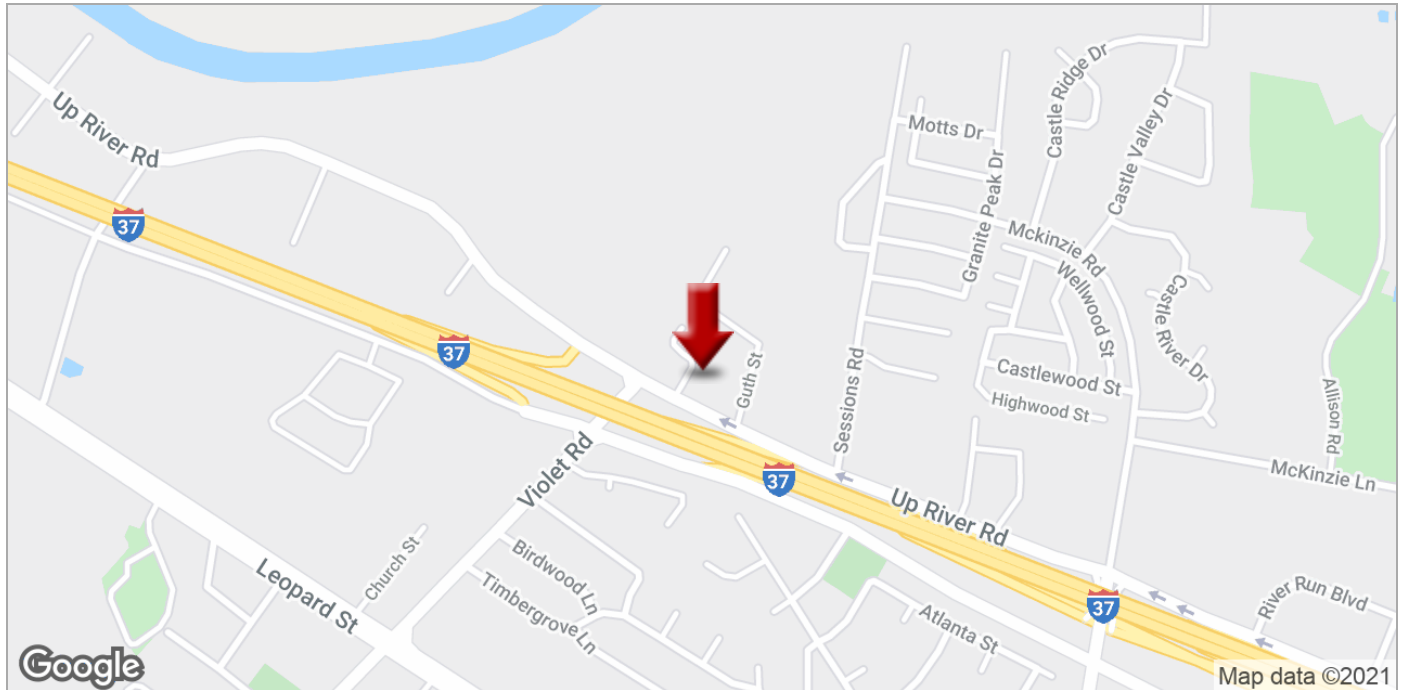
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL FOR SALE

LEOPARD STREET PROPERTY

13142 IH 37, Corpus Christi, TX 78410



KW COMMERCIAL
4518 Everhart Road, Ste 101
Corpus Christi, TX 78411

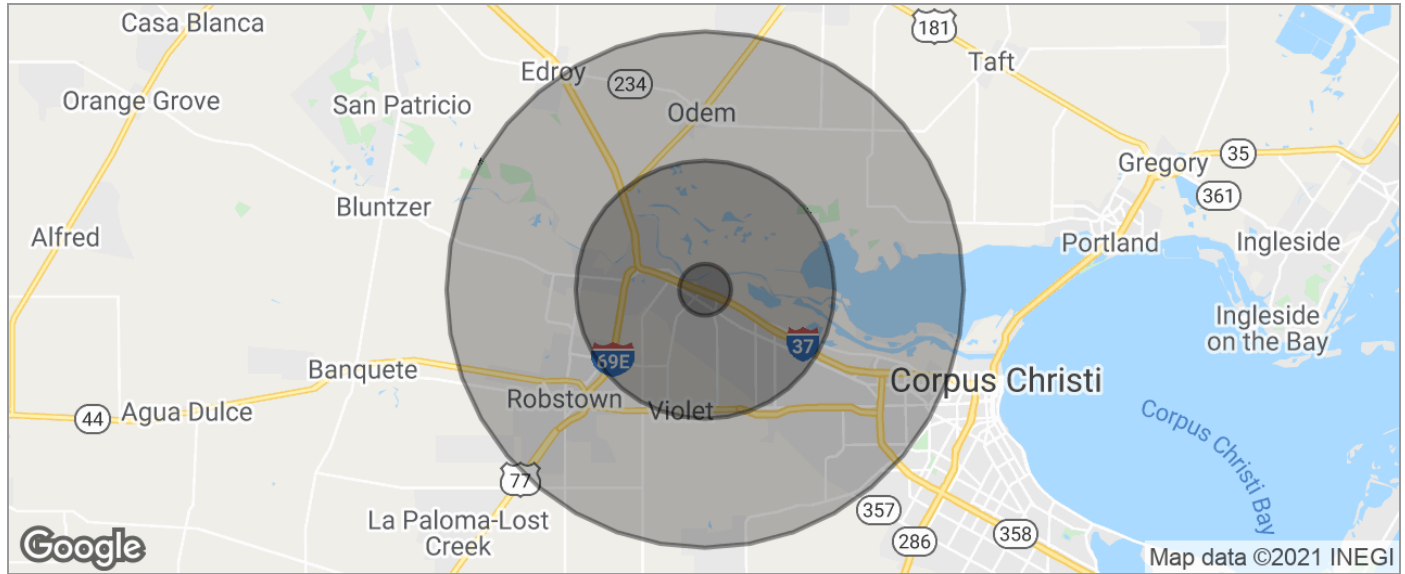
CHARLES MADER
KW Coastal Bend- Commercial- Broker Associate
O: 361.949.8282 X18
C: 361.947.3947
cmader@stx.rr.com
TX #387408

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LEOPARD STREET PROPERTY

13142 IH 37, Corpus Christi, TX 78410



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,222	33,206	54,232
MEDIAN AGE	32.2	35.3	34.4
MEDIAN AGE (MALE)	34.3	34.0	32.8
MEDIAN AGE (FEMALE)	31.2	36.2	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	741	11,277	17,737
# OF PERSONS PER HH	3.0	2.9	3.1
AVERAGE HH INCOME	\$78,316	\$73,297	\$64,094
AVERAGE HOUSE VALUE	\$172,752	\$143,447	\$117,346
RACE	1 MILE	5 MILES	10 MILES
% WHITE	87.8%	88.1%	85.2%
% BLACK	0.0%	1.8%	1.8%
% ASIAN	0.0%	0.6%	0.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.5%	0.3%	0.3%
% OTHER	5.7%	7.0%	10.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	50.4%	51.0%	60.1%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
4518 Everhart Road, Ste 101
Corpus Christi, TX 78411

CHARLES MADER
KW Coastal Bend- Commercial- Broker Associate
O: 361.949.8282 X18
C: 361.947.3947
cmader@stx.rr.com
TX #387408

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com